

OFF-PLAN · DUBAI

The Edit at d3

Built by **Meraas** · independent analysis by Atif Bin Arif. The developer's numbers, read straight.

DEVELOPER RENDER TO FOLLOW — WE DON'T FAKE IMAGERY

Golden Visa eligible — priced from above the AED 2M investment threshold (10-year residency).

STARTING FROM	RANGE	TOTAL UNITS	SIZES QUOTED	HANDOVER
AED 2M	1–4 BR + Mansions	Not disclosed	Net	Aug 2030

PROJECT DETAILS

Developer	Meraas	Community	Dubai Design District (d3)
Emirate	Dubai	Property types	Apartment, Penthouse
Total units	Not disclosed	Area basis	Net
Handover	Aug 2030	Payment plan	20% down / 55% during construction / 25% on handover
Data source	Developer brochure, extracted 27 Jul 2026		

THE HARD MATH — EVERY UNIT

Nothing summarised. The developer's full unit matrix, exactly as quoted.

PRODUCT	NET SQFT	STARTING	AED/SQFT*	UNITS
1 Bedroom 1-bed	755	2M	2,689	—
2 Bedroom 2-bed	1,134	4M	3,545	—
3 Bedroom 3-bed	2,123	7.7M	3,632	—
4 Bedroom 4-bed	2,771	10.7M	3,861	—
Penthouse Penthouse	8,754	0	0	—

* AED/sqft on **Net**, the metric the developer quotes — net/usable area is smaller, so real net price/sqft is higher. Prices "starting from", AED.

WHAT IT REALLY COSTS — ENTRY UNIT (AED 0)

Developer price	AED 0	Budget ~4–5% over the sticker in government & registration costs alone. Add a 2% agency fee and any mortgage costs if you finance. The "from" price is never the cheque you write.
DLD transfer fee (4%)	AED 0	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 5,250	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Service charge (AED/sqft)
- Total unit count
- Penthouse pricing (only 1–4 bed prices published)
- Gross / built-up area (net sellable area shown)

LIFE HERE

What you're actually buying into

Rooftop swimming pool

State-of-the-art gym

Yoga studio

Co-working space (The Mindspace)

Sky Garden lounge

Family lounge & kids' play

Landscaped creekside

Wellness & leisure zones

- Book a Free Second Opinion
15-min deal triage · no cost
- Full Dossier — with developer brochure
This analysis + the original brochure

PART II

The developer's own brochure

Reproduced in full below, exactly as issued. Our read above is independent of it.